

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

**Application Number:** A-2023-0055  
**Property Address:** 15 HALE ROAD  
**Legal Description:** PT LOT 1, CON 2 EHSCH PART 1, PLAN 43R-179415  
HALE ROAD  
**Agent:** NOBLE PRIME SOLUTIONS LTD.  
**NAVPREET KAUR**  
**Owner(s):** 1000004087 ONTARIO INC,  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, OCTOBER 3, 2023, at 9:00 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. TO ALLOW FOR MOTOR VEHICLE SALES AS A PERMITTED USE, WHEREAS MOTOR VEHICLE SALES IS NOT PERMITTED.
2. TO ALLOW FOR 9 PARKING SPOTS, WHEREAS A MINIMUM OF 23 PARKING SPACES ARE REQUIRED.
3. TO ALLOW FOR THE OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD, WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **12:00 pm on Friday, September 29, 2023**
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Friday, September 29, 2023**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 20th day of September 2023

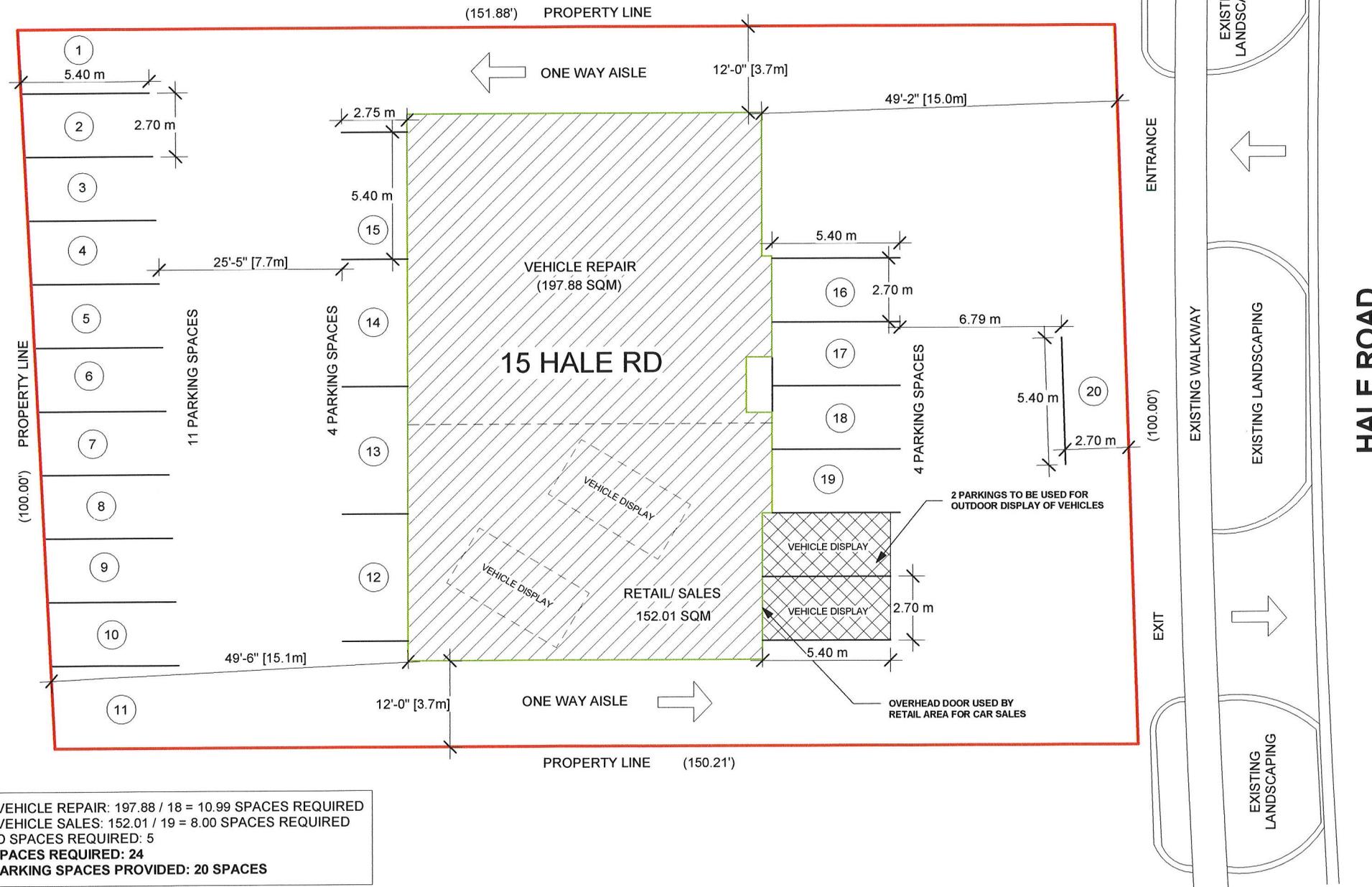
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

**MINOR VARIANCE**

-TO PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE.

-TO PERMIT 20 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 24 PARKING SPACES.

-TO PERMIT OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE.



MOTOR VEHICLE REPAIR: 197.88 / 18 = 10.99 SPACES REQUIRED  
 MOTOR VEHICLE SALES: 152.01 / 19 = 8.00 SPACES REQUIRED  
 IMPOUND SPACES REQUIRED: 5  
**TOTAL SPACES REQUIRED: 24**  
**TOTAL PARKING SPACES PROVIDED: 20 SPACES**

01 ISSUED FOR VARIANCE		AUG 11/22
ADDRESS: 15 HALE ROAD, BRAMPTON, ON		
DRAWN BY: NK	CHECKED BY: TR	
PROJECT NUMBER: 22R-25876		
<b>NOBLE PRIME SOLUTIONS LTD</b>		
2131 WILLIAMS PARKWAY, BRAMPTON ON UNIT 19		
(437) 888 1800 (905) 782 5261		
DATE: AUG 11/22	DWG. No. A-1	
SCALE: 1:170		

SITE PLAN

HALE ROAD

**AMENDMENT LETTER**

July 24, 2023

To: Committee of Adjustment

RE: **APPLICATION FOR MINOR VARIANCE  
DALBARA SINGH & PALVINDER KAUR  
PART OF LOT 1, PLAN 43R1794  
A-2023-0055 – 15 HALE RD**

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Please amend application **A-2023-0055** to reflect the following:

1. TO PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE.
2. TO PERMIT 20 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 24 PARKING SPACES.
3. TO PERMIT OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE.

*Navpreet Kaur*

Applicant/Authorized Agent

**AMENDMENT LETTER**

May 1, 2023

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
DALBARA SINGH & PALVINDER KAUR  
PART OF LOT 1, PLAN 43R1794  
A-2023-0055 – 15 HALE ROAD

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Please **amend** application **A-2023-0055** to reflect the following:

1. To permit motor vehicle sales as a permitted use whereas the by-law does not permit motor vehicle sales as a permitted use..
2. To permit 19 parking spaces whereas the by-law requires a minimum of 20 parking spaces.
3. To permit outside storage and display of motor vehicles for sale to be located in the front yard whereas no outside storage is permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence.

*Navpreet Kaur*

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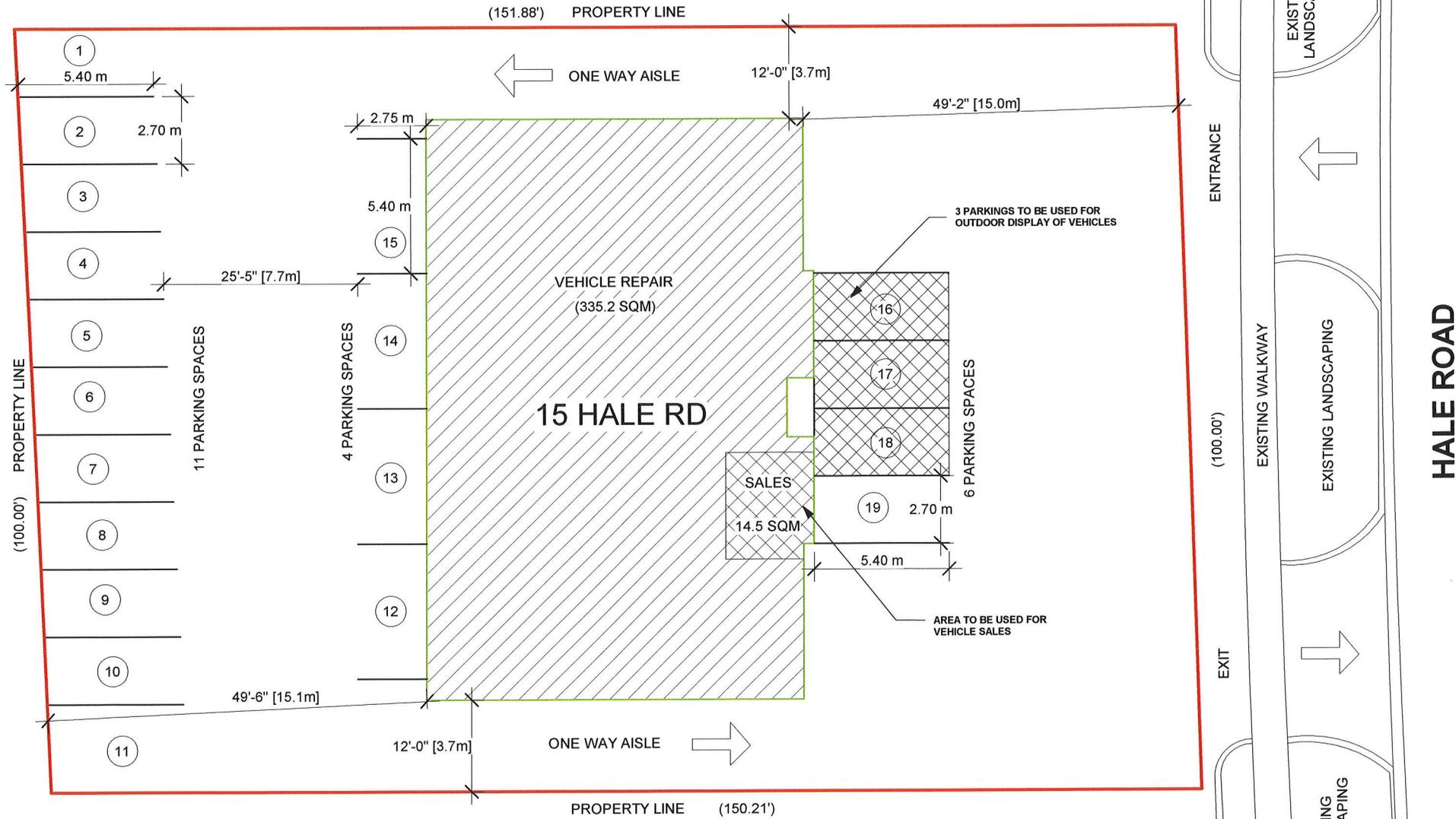
Applicant/Authorized Agent

**MINOR VARIANCE**

-TO PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE.

-TO PERMIT 19 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 20 PARKING SPACES.

-TO PERMIT OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE.



MOTOR VEHICLE REPAIR: 335.2 / 18 = 18.6 SPACES REQUIRED  
 MOTOR VEHICLE SALES: 14.5 / 19 = 0.76 SPACES REQUIRED  
**TOTAL SPACES REQUIRED: 20**  
**TOTAL PARKING SPACES PROVIDED: 19 SPACES**

01	ISSUED FOR VARIANCE	AUG 11/22
ADDRESS: 15 HALE ROAD, BRAMPTON, ON		
DRAWN BY:	NK	CHECKED BY: TR
PROJECT NUMBER:	22R-25876	
<b>NOBLE PRIME SOLUTIONS LTD</b> 2131 WILLIAMS PARKWAY, BRAMPTON ON UNIT 19 (437) 888 1800 (905) 782 5261		
DATE:	AUG 11/22	DWG. No. A-1
SCALE:	1 : 170	

**SITE PLAN**



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** 1000004087 ONTARIO INC.  
**Address** 15 HALE RD. BRAMPTON, ON. L6W 3J9

**Phone #** 647-834-8283 **Fax #** \_\_\_\_\_  
**Email** peelautocollision@gmail.com

2. **Name of Agent** NAVPREET KAUR  
**Address** UNIT#19, 2131 WILLIAMS PARKWAY, BRAMPTON, ON. L6S 5Z4

**Phone #** 437-888-1800 **Fax #** \_\_\_\_\_  
**Email** applications@nobleltd.ca

3. **Nature and extent of relief applied for (variances requested):**

-TO PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE.  
-TO PROVIDE 5 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 18 PARKING SPACES.  
-TO PERMIT OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE

4. **Why is it not possible to comply with the provisions of the by-law?**

-THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS MOTOR VEHICLE SALES AS A PERMITTED USE IS PROPOSED.  
-THE BY-LAW REQUIRES A MINIMUM OF 18 PARKING SPACES WHEREAS 5 PARKING SPACES ARE PROPOSED.  
-NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE

5. **Legal Description of the subject land:**  
**Lot Number** PT LT 1 CON 2 EHSCH PT 1  
**Plan Number/Concession Number** 43R1794  
**Municipal Address** 15 HALE RD, BRAMPTON, ON, L6W 3J9

6. **Dimension of subject land (in metric units)**  
**Frontage** 30.48M  
**Depth** 46.29M  
**Area** 1398.1SQM

7. **Access to the subject land is by:**

Provincial Highway <input type="checkbox"/>	Seasonal Road <input type="checkbox"/>
Municipal Road Maintained All Year <input checked="" type="checkbox"/>	Other Public Road <input type="checkbox"/>
Private Right-of-Way <input type="checkbox"/>	Water <input type="checkbox"/>

- 8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

SINGLE STOREY INDUSTRIAL WAREHOUSE WITH THE AREA OF 350 SQM

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

SINGLE STOREY INDUSTRIAL WAREHOUSE

- 9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

Front yard setback 15.0M  
 Rear yard setback 15.1M  
 Side yard setback 3.7M  
 Side yard setback 3.7M

**PROPOSED**

Front yard setback 15.0M  
 Rear yard setback 15.1M  
 Side yard setback 3.7M  
 Side yard setback 3.7M

- 10. Date of Acquisition of subject land: 23 NOVEMBER, 2021

- 11. Existing uses of subject property: INDUSTRIAL

- 12. Proposed uses of subject property: INDUSTRIAL

- 13. Existing uses of abutting properties: INDUSTRIAL

- 14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_

- 15. Length of time the existing uses of the subject property have been continued: 9 MONTHS

- 16. (a) What water supply is existing/proposed?  
 Municipal  Other (specify) \_\_\_\_\_  
 Well
- (b) What sewage disposal is/will be provided?  
 Municipal  Other (specify) \_\_\_\_\_  
 Septic
- (c) What storm drainage system is existing/proposed?  
 Sewers  Other (specify) \_\_\_\_\_  
 Ditches   
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes  No

19. Has the subject property ever been the subject of an application for minor variance?

Yes  No  Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

*Navpreet Kaur*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 28<sup>th</sup> DAY OF February, 2023.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, JIVTESH BHAILA, OF THE CITY OF BRAMPTON  
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Peel THIS 28<sup>th</sup> DAY OF

Feb., 2023

*[Signature]*  
Signature of Applicant or Authorized Agent

*[Signature]*  
A Commissioner etc.

**FOR OFFICE USE ONLY**

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED February 28, 2023

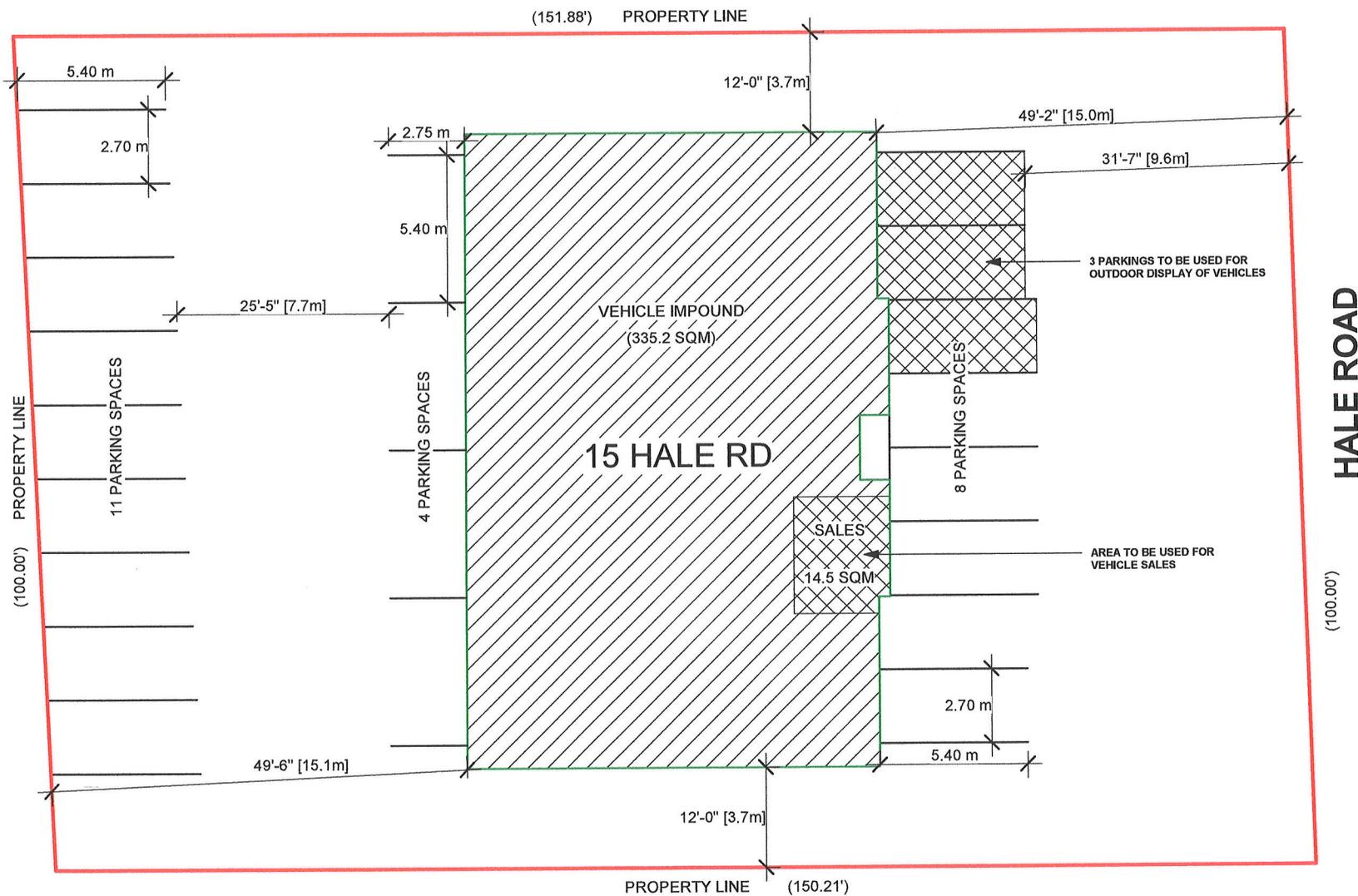
Date Application Deemed Complete by the Municipality \_\_\_\_\_

**MINOR VARIANCE**

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SITE PLAN

01 ISSUED FOR VARIANCE AUG 11/22  
 ADDRESS:  
 15 HALE ROAD,  
 BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
 PROJECT NUMBER: 22R-25876

**NOBLE PRIME SOLUTIONS LTD**  
 2131 WILLIAMS PARKWAY,  
 BRAMPTON ON  
 UNIT 19  
 (437) 888 1800  
 (905) 782 5261

**TOTAL PARKING SPACES :- 23**

DATE: AUG 11/22 DWG No: A-1  
 SCALE: 1 : 170



FILE NUMBER A-2021-0014

HEARING DATE JUNE 22, 2021

APPLICATION MADE BY 250955 ONTARIO INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S) ASSOCIATED WITH A VEHICLE IMPOUND FACILITY (A PERMITTED USE):

- 1. To permit a lot area of 1550 square metres;
- 2. To permit 8 parking spaces.

(15 HALE ROAD – LOT 1, CONCESSION 2 EHS, PART 1, PLAN 43R-1794)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS (APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

**SEE SCHEDULE "A" ATTACHED**

REASONS:

This decision reflects that in the opinion of the Committee:

- 1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
- 2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: A.C Marques

SECONDED BY: R. Power

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

*AUTHORIZED BY VOTE HELD AT A MEETING ON JUNE 22, 2021*

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

ROD POWER, MEMBER

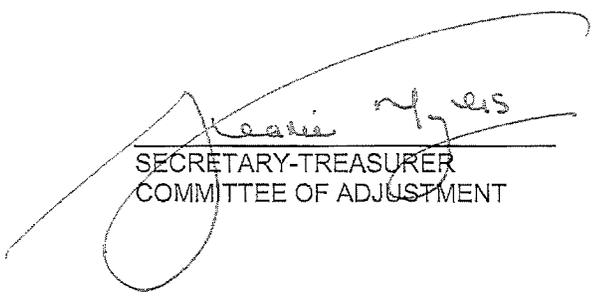
DAVID COLP, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 22ND DAY OF JUNE, 2021

**NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE JULY 12, 2021**

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.



SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

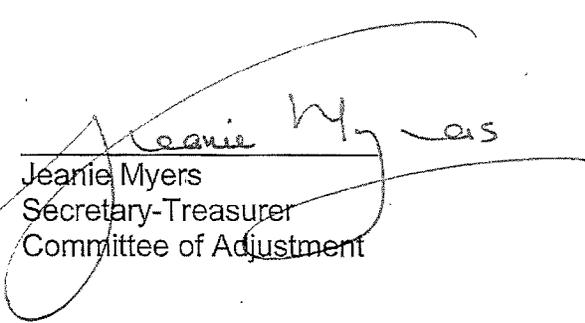
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A-2021-0014**

DATED: **JUNE 22, 2021**

Conditions:

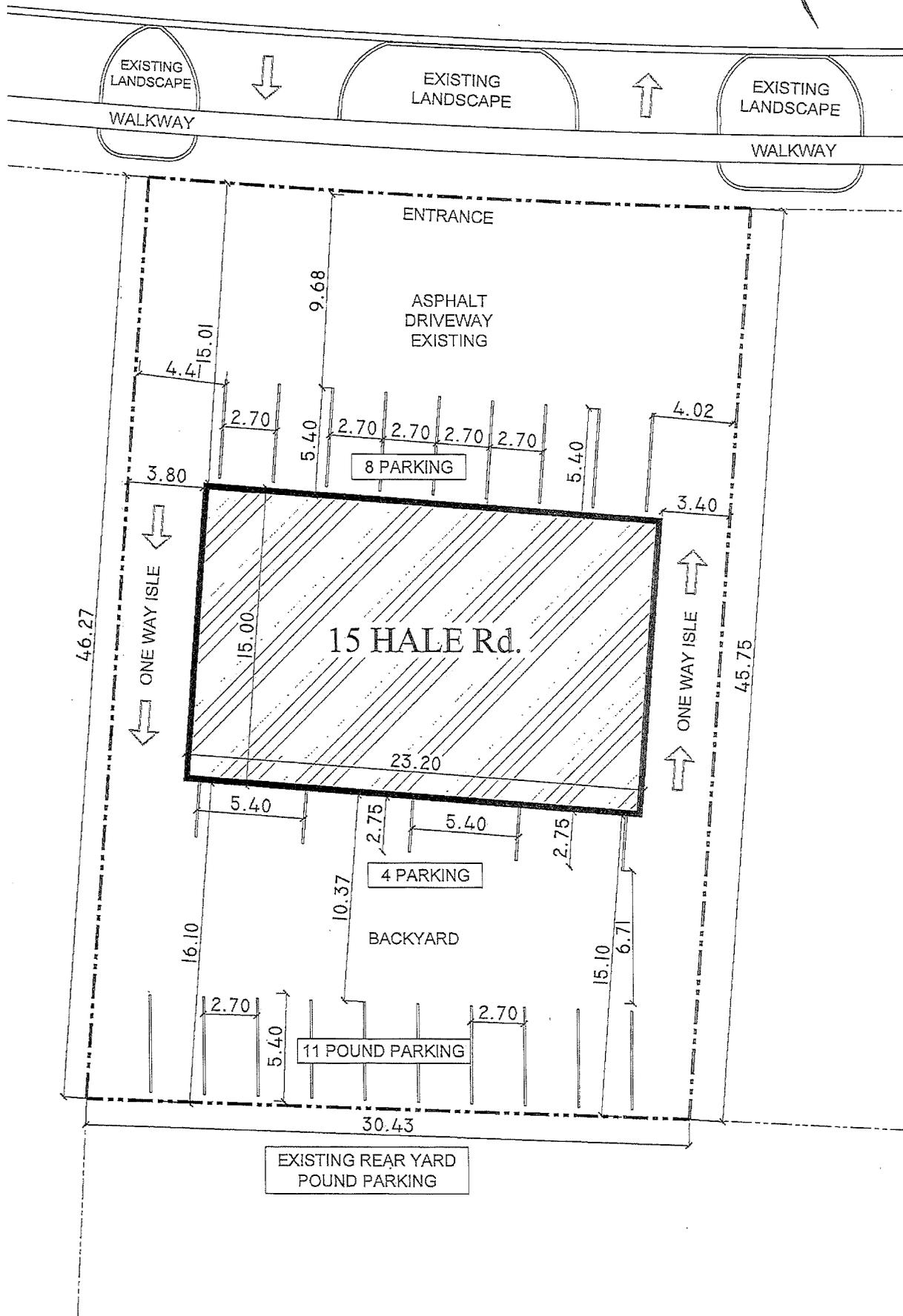
1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the requirement for parking for any combination of uses permitted within the 'M2' zone shall not exceed 17 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

  
Jeanie Myers  
Secretary-Treasurer  
Committee of Adjustment

**General Notes:**

- 1. Do Not Scale Drawings
- 2. These Plans Are For Preliminary Design Purposes Only

# Hale Road



**Proposed Site Plan**  
 15 Hale Road, Brampton, ON  
 Proposed Parking Plan

Harper Dell & Associates Inc.  
 Planning, Traffic, Parking and Land  
 Development Consulting  
 1370 Hurontario St.  
 Mississauga, ON, L5G 3G4

File No. A-2021-0014  
 Date: May 30, 2021  
 Scale: 1:200

**SP**